



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## **MEMORANDUM**

**Date:** April 14, 2016

**To:** Robert Best, Chairman, & Members, Planning Board

**From:** Jillian M. Harris, AICP, Planning & Zoning Administrator

**Subject:** **BAE Systems Information I & E (applicant/owner)** – Review for acceptance and consideration of a waiver of full site plan review to construct a 2,086 sf. addition and a 9,417 sf. addition to the MER23 building at the BAE Systems campus. The parcel is located at 130 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 006.

**Background:** The subject property comprises approximately 136 acres located at 130 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. This site currently serves as a campus for BAE Systems. The property is bordered along the west by Nashua Fish & Game Association land, to the north by industrial uses along Robert Milligan Parkway, to the east by commercial and industrial uses along DW Hwy and to the south by industrially zoned properties along Manchester St. and Al Paul Ln. The site is serviced by Pennichuck water and town sewer.

The applicant is seeking a waiver of a full site plan review to permit the construction of a 2,086 sf. addition and a 9,417 sf. addition to the MER23 building at the BAE Systems campus. According to the applicant, the submission is a waiver request due to the size of the BAE Systems campus and not showing the entire lot on the site plan. The required number of parking spaces for this portion of the site is 91. There are currently 141 spaces shown as existing. Total spaces provided on site after the additions and reconfiguring of the pavement area and striping are 130 spaces proposed. The project also proposes to relocate an existing drain line in order to accommodate the southerly building addition.

According to the storm water management plan, the site redevelopment would remove pavement in some areas and add pavement in other areas in order to create a new parking area for employees and visitors. There is a 2,800 sq.ft. increase in the total amount of impervious area. The small increase in impervious area is mitigated by the addition of a small infiltration basin in the northerly corner of the project area along the perimeter road.

**Completeness:** Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow the Board to make an informed decision.

**Waivers:** Outside of a waiver of full site plan review, no other waiver requests have been submitted.

**Recommendation:** Should any other waiver be determined necessary, staff recommends *that they be provided in writing to the Board, and that the Board vote with respect to any requested waivers utilizing the criteria from RSA 674:44:*

- Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; **or**

- Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

**The planning staff recommends that the Board grant conditional final approval to the application with the following precedent conditions to be fulfilled within 6 months and prior to plan signing, unless otherwise specified:**

1. Final plans and mylars to provide all professional endorsements and be signed by all property owners;
2. The applicant shall obtain any required State Permits, provide copies of the permits to the Community Development Department, and note the approvals in the notes on the plan (if applicable);
3. The applicant shall note any waivers granted by the Board on the plan (including Section, and date granted) as applicable;
4. The applicant shall address any forthcoming comments from the Public Works Department, as applicable;
5. The applicant shall address any forthcoming comments from the Building Department, as applicable;
6. The applicant shall address any forthcoming comments from the Wastewater Division, as applicable;
7. The applicant shall address any forthcoming comments from the Fire Department, as applicable;
8. The applicant shall address any forthcoming comments from the Conservation Commission, as applicable;
9. The applicant shall address the following planning staff technical comments:
  - a. The applicant shall revise the floor area used in the parking calculations on sheet C-2 (currently indicating 55,013 sq.ft. whereas existing and proposed floor areas indicate 54,495 sq.ft., which is also cited in the SWMP);
  - b. The applicant shall revise the "proposed gross floor area" label on Sheet C-2 (and subsequent sheets) to 54,495 sq.ft. as applicable;
  - c. The applicant shall revise Note 7, Sheet C-2 to indicate that the site is served by Pennichuck Water and Town Sewer;
  - d. The applicant shall add a note per Section 4.06.1(k) with the required statement;
  - e. Applicant to include the following statement that references the Stormwater Management Ordinance: "This project is subject to the requirements of the Town of Merrimack Stormwater Management Standards (Chapter 167 of the Town's code of ordinances). A Pre-construction meeting with the Town of Merrimack Community Development Department and Public Works Department shall take place at least two weeks prior to commencement of disturbance in accordance with Chapter 167 of the Stormwater Management Standards adopted by the Town of Merrimack Town Council on July 21, 2011".

**Staff also recommends that the following general and subsequent conditions be placed on the approval:**

1. The applicant shall submit an As-Built Plan prepared by a qualified professional (Professional Engineer or Licensed Land Surveyor) to the Community Development Department prior to the issuance of a Certificate of Occupancy for the building addition.

cc: File  
Correspondence

ec: George Kalil, BAE Systems Information I & E, Owner  
Brian Jones, PE, Allen & Major Associates  
Building Department Staff  
John Manuele, Captain, Merrimack Fire Department